

ATTACHMENT 2

EXHIBIT B - CONDITIONS OF APPROVAL DRC2013-00104/ CHAMBERLAIN

Approved Development

1. This approval authorizes:
 - a. A modification of the distance requirement between a secondary dwelling and a primary dwelling from 250 feet to approximately 1,100 feet;
 - b. A maximum 1,200 square-foot, single level secondary dwelling;
 - c. A maximum 500 square-foot barn; and
 - d. A maximum height of 35' (as measured from average natural grade)

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits**, the applicant shall submit and development shall be consistent with revised plans showing the following:
 - a. Two off-street parking spaces located, designed, and constructed in compliance with Section 22.18 (Required Parking Spaces – Residential Uses) for the secondary dwelling unit;
 - b. Maximum height of the secondary dwelling and barn shall not exceed 35' from the average natural grade;
 - c. An asphalt apron added to the base of the driveway connecting to Santa Rita Road
3. **At the time of application for construction permits**, plans submitted shall be subject to the currently adopted California Building Codes and the California State Title 24 energy laws.
4. **At the time of application for construction permits**, plans submitted and engineering shall be prepared by a California Licensed Architect or Engineer of Record unless exempted by the Business and Professional Code.
5. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All exterior lighting fixtures shall be consistent with the Templeton Community Design Plan (TDCP), including down-casted and shielded from light trespass beyond the site. Any security lighting must be on timers and turn off in a short, reasonable time. Light hoods shall be dark colored.
6. The secondary residence and barn should use the approved color palate to blend in with the natural surroundings and be shielded from view of Santa Rita Road using native, drought tolerant landscaping.

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Conditions to be completed prior to issuance of a construction permit

Fees

7. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Fire Safety

8. **Prior to issuance of a construction permit**, a fire sprinkler system plan is required. The sprinkler system plans shall be submitted with a separate application for a separate fire sprinkler permit with the application for the structure. The application for the sprinkler system and any water tank storage required for the system shall be approved prior to issuance of the structure.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

Limitation on Use

9. **Prior to final building inspection/establishment of the use**, the applicant shall execute a covenant and agreement with the County in a form acceptable to the County Counsel whereby the applicant agrees, on behalf of himself and his successors in interest to restrict the use of the secondary dwelling as accessory to the primary dwelling and the owners of the site will occupy one unit on the site as his or her primary residence. The agreement shall also include a provision notifying any subsequent purchaser that failure to meet this requirement will subject the second unit to abatement by the County in compliance with Section 22.10.
10. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cal Fire of all required fire/life safety measures.
11. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

12. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
13. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.